



City of El Paso – City Plan Commission Staff Report

Case No: SUSU15-00020 – Bailey Addition Replat C
Application Type: Resubdivision Combination
CPC Hearing Date: April 23, 2015
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: North of Vinton and East of Doniphan
Acreage: 22.3
Rep District: ETJ (Westside)
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Rio Grande River Trail #1 (.05 mi)
Nearest School: Canutillo Elementary (.5 mi)
Park Fees Required: \$109,600
Impact Fee Area: Westside
Property Owner: San Bencizio Properties
Applicant: San Bencizio Properties
Representative: Sitework Engineering

SURROUNDING ZONING AND LAND USE

North: ETJ/(Residential)
South: ETJ/(Residential)
East: ETJ/(Residential)
West: ETJ/(Residential)

PLAN EL PASO DESIGNATION: G3, Post War

APPLICATION DESCRIPTION

The applicant proposes to resubdivide approximately 22.3 acres in the city's Westside Impact Fee Area. The resubdivision will result in 84 single family lots, at least 5600 square feet in area with two points of access via La Tuna Drive and Romanos Avenue. The subdivision also includes a 4.2 acre drainage right of way to be dedicated to the county by this plat.

The applicant has requested the following exceptions:

1. An exception to the required improvements along 6th Street, 2nd Street and Vinton Ave.

DEVELOPMENT COORDINATING COMMITTEE

The DCC recommends **denial** of exceptions, and **denial of Parkland Addition Replat C** on a resubdivision combination basis subject to the following staff comments.

Planning Division Recommendation

Planning recommends denial of the waiver under section 19.10.050 Roadway Participation Policies.

19.10.050 - Roadway participation policies—Improvement of roads and utilities within and or abutting the subdivision.

A. Improvement of the proportional share of a substandard road within or abutting the subdivision. When an area within a proposed plat, whether residential or nonresidential, abuts on one or both sides of an existing substandard road or utility facility, or a planned or future road, drainage or utility facility as shown on the city's thoroughfare plan and/or adopted plans related to water and wastewater, the developer shall be required to improve the development's proportional share of the road (including appurtenant sidewalks, bike lanes, barrier-free ramps, storm drainage facilities, screening and landscaping, medians and landscaping where required, median openings, left turn lanes, and water quality or erosion controls), the traffic mitigation (including signalization, medians, access and deceleration lanes) and utility facilities, to bring the facilities to city standards, or to replace them with standard city road, traffic mitigation or utility facilities as determined by a traffic or other public facilities impact study. The study, if required, shall be at no cost to the city unless it is used to determine rough proportionality in accordance with this title, in which case the study will be provided by the city.

1. The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

c. For all plats located in the City of El Paso's extraterritorial jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.

The applicant has failed to provide concurrence from the county to waive the required improvements to 6th Street, 2nd Street and Vinton Avenue.

Planning recommends **denial** of the plat.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

Parks and Recreation Department

We have reviewed **Bailey Addition Replat "C"**, a resubdivision combination plat map, and offer Developer / Engineer the following comments:

Please note that this subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and within the **Canutillo** area of potential annexation by the City, thus subject to the calculation for "Parkland / Fees" as it is identified on the official map as described

per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ area do not have a zoning district designation; however, per **Plat Notes & Restrictions** applicant is proposing 80 Single-family residential lots – Covenants are required.

Based on the following calculations, Applicant shall be required to pay "Park fees" in the amount of **\$109,600.00** calculated as follows:

80 Single-family Residential Lots @ \$1,370.00 / dwelling = \$109,600.00

Please allocate generated funds under Park Zone **NW-13:**

Nearest Parks with-in adjacent zone NW-9: **Westside Sports Complex** & **La Puesta Del Sol #1**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

We have reviewed the subdivision described above and provide the following comments:

1. The EPWU has coordinated with the Owner/Developer the location of the site for a proposed lift station and the alignment of the associated force main. The plat needs to show:

- The lift station site as a separate lot.

- Easements required to accommodate the proposed force main thru the drainage right-of-way.

2. The engineering report shall reflect the final description of the sewer system, including the lift station and the correct number of lots.

3. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of platting and collected at the time the El Paso Water Utilities receives an application for water and sanitary sewer services.

EPWU-PSB Comments

Water:

4. There is an existing 6-inch diameter water main along Anthony Avenue. Also, there is an existing 6-inch diameter water main along Second Street. This water main extends for approximately 750-feet, south of Anthony Avenue.

5. Extensions of water mains with 8-inch diameter pipelines within the subdivision are required. Additionally, an 8-inch water main extension along La Tuna Avenue is required from First Street to Second Street to be able to provide adequate domestic and fire protection service to the proposed subdivision. The Owner/Developer is responsible for all water main extension costs.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main along Anthony Avenue from Second Street to

Sixth Street. Also, there is an existing 8-inch diameter sanitary sewer main along Second Street. This sewer main extends south from Anthony Avenue to the Drainage Channel. Extensions of sewer mains with 8-inch diameter pipelines within the subdivision are required

General:

7. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Department of Transportation

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments recieved

Central Appraisal District

No objections.

El Paso Electric Company

No objections

Texas Gas Company

No comments received.

Sun Metro

Sun Metro does not oppose this request.

Additional Requirements and General Comments:

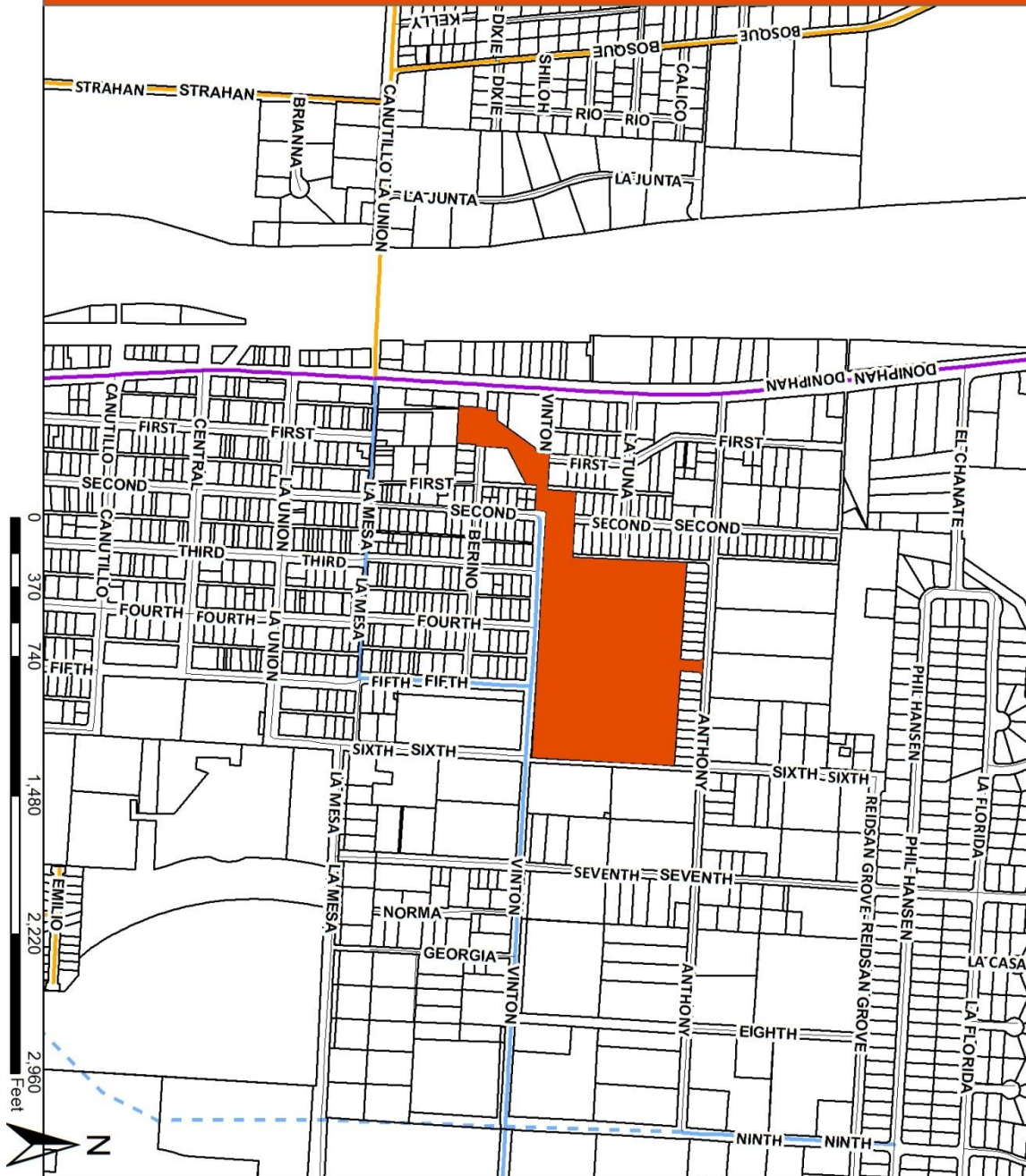
1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

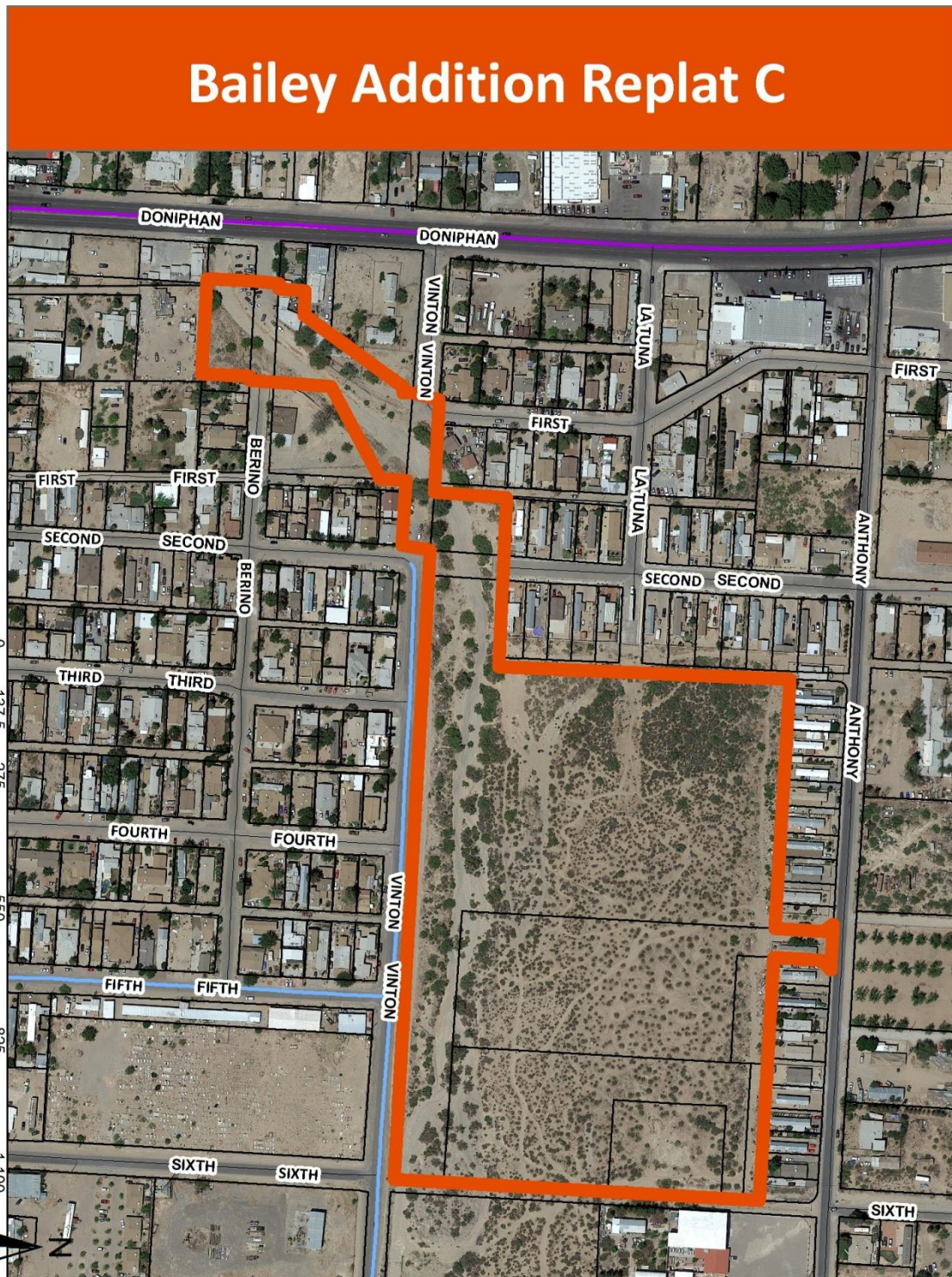
1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Application

ATTACHMENT 1

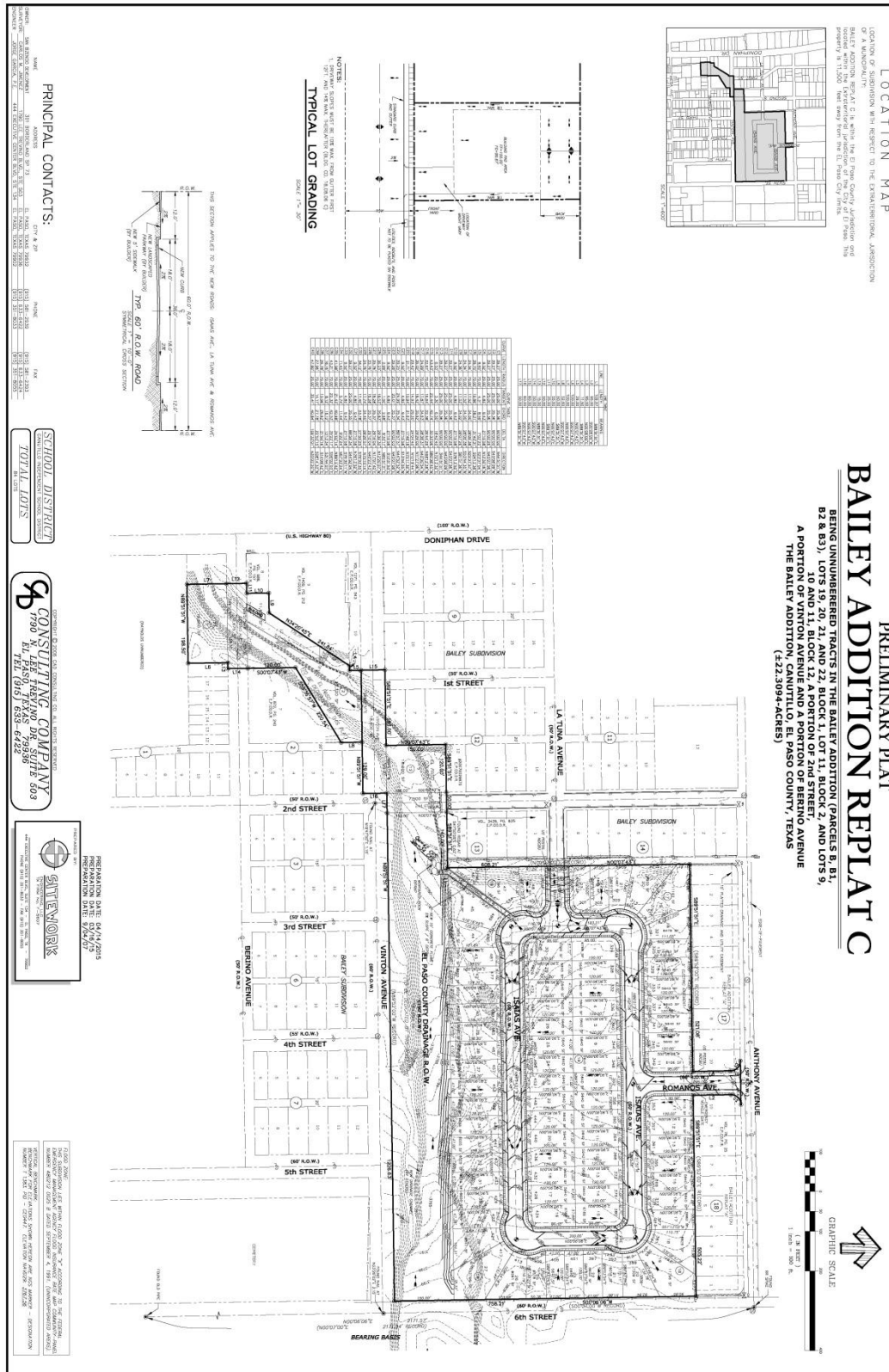
Bailey Addition Replat C



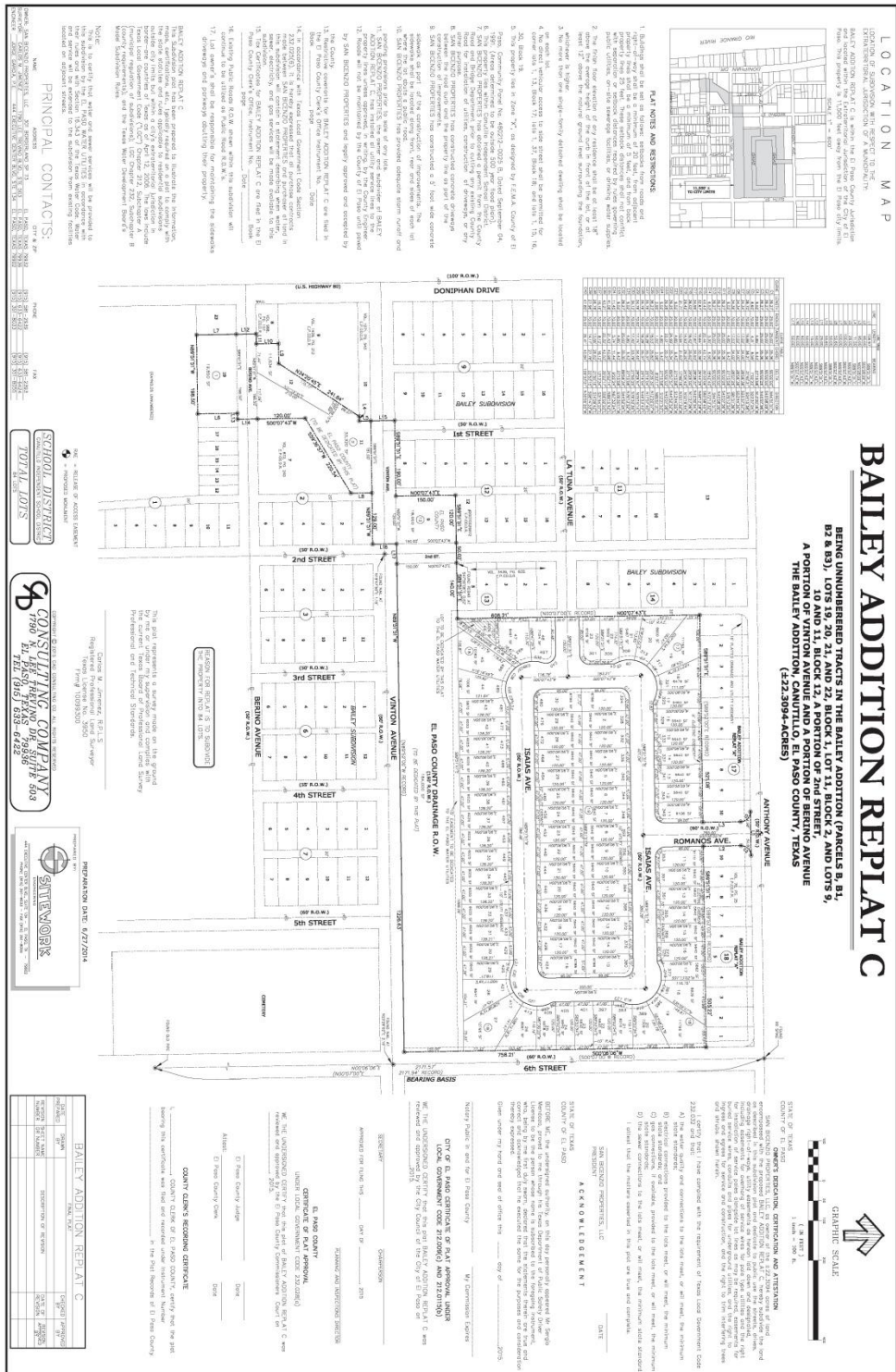
ATTACHMENT 2



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ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO. _____

SUBDIVISION NAME: BAILEY ADDITION REFLAT B

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF BLOCK 3, LOTS 19, 20, 21 & 22, BLOCK 1, LOT 11, BLOCK 2 & LOTS 9, 10, AND 11, BLOCK 12, A PORTION OF 2ND STREET, A PORTION OF VINTON AVENUE, & A PORTION OF BERINO AVENUE, THE BAILEY ADDITION
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>13.83</u>	<u>84</u>	Office		
Duplex	_____	_____	Street & Alley	<u>3</u>	<u>4.26</u>
Apartment	_____	_____	Ponding & Drainage	<u>1</u>	<u>4.22</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>22.3094</u>	_____
Industrial	_____	_____			
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No N/A
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
SHEET FLOW TO DRAINAGE P.O.W.
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No N/A
 If answer is "Yes", please explain the nature of the modification or exception
VARIANCE APPROVED FOR SMALLER LOT SIZE (COUNTY STDS).
9. Remarks and/or explanation of special circumstances: LOCATED WITHIN THE E.T.S.
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title 1 (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record SAN BICENZIO PROPERTIES LLC
301 BORDERLAND ST 73, ELP 79932
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer SITWORK ENGINEERING LLC
444 EXECUTIVE CENTER STE 134, ELP 79902 915 351-8033
(Name & Address) (Zip) (Phone)

jgarcia@sitworkengineering.com

Refer to Schedule C for
current fee.

OWNER SIGNATURE: _____
REPRESENTATIVE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024